

## Attachment E – Setbacks - Height – Encroachment

Setbacks for Wireless Facilities. Wireless facilities on private property must be compliant with all setback requirements of the primary building applicable in the subject land use district, except as follows:

- (1) Building-mounted Facilities. Completely concealed and architecturally integrated facilities that mimic architectural features including cornices, canopies and eaves, may encroach into required setbacks; provided however, that none of these features shall project into any required yard more than 30 inches.
- (2) Landscape & Plaza Facilities. Facilities that are completely concealed within landscape features (i.e. artificial trees), and facilities that are architecturally integrated into landscape and plaza features (i.e., gazebos, pergolas, art sculptures, etc.), may encroach into required setbacks.
- (3) Facilities within Flag Poles. Facilities that are completely concealed within flag poles may be erected and located in accordance with the standards identified in Table 11.

**Table 11 – Flag Pole Standards**

Facilities within Flag Poles	Development Standard
Location	Facilities within flag poles may be located within commercial, mixed use, and public facility zoning districts.
Number	One per lot.
Setbacks	Flagpoles shall not be located within any required side or rear yard setbacks.
Height	Flag pole height shall not exceed 30 feet, or the distance from the base of the pole to the closest lot line plus two (2) feet, whichever is less.
Width	The diameter of the flag pole shall be the minimum required for enclosure of the facilities and in no circumstances shall it exceed 18 inches.
Support Structures	The flag pole shall be designed and engineered so that no additional supporting hardware is required beyond the pole itself.
Maximum Flag Area	The maximum total flag area on a lot is 48 square feet per side.

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Except as provided in Tables 12a (Buildings & Towers), and 12b (Poles) and as permitted under a 6409 eligible modification, facilities must not exceed the applicable height limit for structures in the applicable zoning district.

**Table 12 (a) - Height Standard Exceptions (Buildings & Towers)**

Facility Type	Location	Height Standard
Building facade-mounted antennas hidden within a building structure or faux structure, including belly bands, cornices, eaves, balconies, braces, brackets, quoins, parapet walls, and similar features.	All Locations	May not exceed the height of the building roof, and the height limit of the zoning district.
Building rooftop-mounted antennas when such equipment is effectively concealed from the adjacent street or right-of-way, due to its low height and setback from the roofline.	Preferred Locations	May exceed maximum permitted height standards by 15 feet.
Building roof-mounted structures or appurtenances designed to mimic the support structure's original architecture and proportions, including cupolas, steeples, roof screens, chimneys and water tanks.	Preferred Locations	May exceed maximum permitted height standards by 8 feet.
New Tower – Concealed	Preferred Locations	50 Feet
	Discouraged Locations	30 Feet

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**Table 12 (b) - Height Standard Exceptions (Poles)**

Facility Type	Location	Height Standard <sup>1</sup>
Existing City Light Poles	All Locations	May exceed existing height of the pole by 5.5 feet.
Other Utility Poles. Concealed wireless facilities in the public rights-of-way on poles with electrical lines.	All Locations	May exceed the existing height of the pole by not more than the minimum separation from electrical lines required by CPUC General Order 95, plus four feet.
Other Utility Poles. Concealed wireless facilities in the public rights-of-way on poles without electrical lines.	All Locations	May exceed the existing height of the pole by 4 feet.
<sup>1</sup> . May exceed existing height of the pole by more than the identified height standard exception when (a) consistent with a pre-approved design; or (b) when the Public Works Director determines that conformance with height allowance is not technically feasible; or (c) if required by Section 6409(a) or FCC regulations.		

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Building mounted wireless facilities on private property shall not encroach into the public right-of-way; however, completely concealed and architecturally integrated facilities that mimic architectural features including awnings, canopies, projecting signs, and marquees, may encroach as provided in Tables 13 & 14.

**Table 13 - Building Mounted Encroachments (BVSP Area)**

	<b>Village Street Typology <sup>1</sup></b>		
<b>Type of Street</b>	<b>Main</b>	<b>Avenue</b>	<b>Boulevard</b>
Maximum Length	25% maximum of the main façade line, not to exceed 20 feet without a 10 foot separation		
Maximum Width/Depth	3 Feet	5 Feet	4 Feet
Minimum Height Above Sidewalk – Awnings & Marquees	Consistent with the 1 <sup>st</sup> floor plate height of building; Minimum of 8 feet for existing buildings; 12 feet for new buildings or building modifications that increase first floor plate height; 16 feet in Active Use Frontage Overlay areas when first floor plate height is increased.		
Minimum Height Above Sidewalk – Projecting Signs	8 Feet	8 feet	8 Feet
Awning/Canopy & Projecting Sign - Projection	4 feet maximum	4 feet maximum	4 feet maximum
Marquees – Projection	5 feet maximum	5 feet maximum	10 feet maximum
<b>Notes:</b> <sup>1</sup> Encroachment standards are based on street typology, regardless of zoning district; Street Typologies are provided in Table 31-6 of the Belmont Zoning Ordinance (BZO).			

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**Table 14 – Building Mounted Encroachments**

	<b>Corridor Mixed Use District</b>	<b>Commercial Districts</b>	<b>Harbor Industrial Districts</b>	<b>Executive Administrative Districts</b>
<b>Awning &amp; Canopy Signs</b>				
Minimum Clearance (ft.)	8	8	8	8
Maximum Projection (ft.)	4	4	4	4
<b>Projecting Signs</b>				
Minimum Clearance (ft.)	8	8	8	8
Maximum Projection (ft.)	4	4	4	4
<b>Marquee Signs</b>				
Minimum Clearance (ft.)	8	8	8	8
Maximum Projection (ft.)	10	5	5	5